

## Minneapolis City Planning Department Report

Vacation  
1398

**Date:** October 21, 2002

**Applicant:** Abbott Northwestern Hospital

**Date Application Deemed Complete:** Not Applicable

**60 Day Review Decision Date:** Not Applicable

**Address of Property:** Vacating water main and sewer line maintenance easements lying in the West 25 feet of Elliot Avenue (vacated) from the south line of 28<sup>th</sup> Street East to the north line of Hennepin County Railway Authority, lying east of Block 4, Avery's Chicago Avenue Addition, Minneapolis. MN.

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**Ward: 8                      Neighborhood Organization:**  
Mid-Town Phillips  
Phillips West Region  
Phillips Ventura Village

**Existing Zoning:** OR3

**Comprehensive Plan:** Light Industrial and High Density Office Residential.

**Proposed Use:** The vacated water and sewer easement under Elliot Avenue (vacated) will be removed to accommodate the foundation of a new parking facility Abbott Northwestern Hospital intends to build.

**Background:** \_A parking garage with approximately 1,150 spaces will be constructed south of 28th Street between Chicago Avenue and 10th Avenue. Abbott Northwestern Hospital is proposing to purchase the land between the 1979 Sears warehouse addition and Chicago Avenue, and from the Hennepin County owned Midtown Greenway trench to 28th Street. The ramp will be owned and operated by Abbott Northwestern Hospital and used primarily for employee parking. The five-level, above ground parking garage will include approximately 4,000 square feet of office space fronting Chicago Avenue on the ground level, for use by Abbott Northwestern Hospital employees.

**Development Plan:** Please see attached site plan.

Minneapolis City Planning Department Report  
Vacation 1398

**Other Zoning Applications Required:** No other applications are required at this time.

**Findings:** The Public Works Department and City Planning Department find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated if the easements requested below are granted by the petitioner.

**Responses from Utilities and Affected Property Owners:** The Department of Public Works recommends approval of the request. Xcel Energy does have affected facilities and will retain its rights within the proposed vacation area as follows:

The South 220 feet of the proposed vacation area (please see attached easement).

**Recommendation of the City Planning Department:**

The City Planning Department recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation of the water main and sewer line maintenance easements lying in the West 25 feet of Elliot Avenue (vacated) from the south line of 28<sup>th</sup> Street East to the north line of Hennepin County Railway Authority, lying east of Block 4, Avery's Chicago Avenue Addition, Minneapolis. MN based on the following condition:

1. Retention of easement by Xcel Energy.

Minneapolis City Planning Department Report  
Vacation 1398